

**AGENDA**  
**BOARD OF ZONING APPEALS PUBLIC HEARING**  
**APRIL 19, 2010 3:00 P.M.**  
**ROOM S-330 CITY HALL**  
**ST. PAUL, MINNESOTA**

**RESULTS AGENDA**

**NOTE:** The order in which the items appear on this agenda is not necessarily the order in which they will be heard at the meeting. The Board of Zoning Appeals will determine the order of the agenda at the beginning of its meeting.

I. **APPROVAL OF MINUTES OF APRIL 5, 2010**

***Approved***

II. **OLD BUSINESS**

10-124011 Paul & Lori Guggenheim 1009 Summit Avenue Revised site plans.

***Approved***

III. **NEW BUSINESS**

A. Applicant

- **Rodolfo Truvilla – Trugod LLC(#10-116781)**

Location

- 663 Burr Street

Zoning

- RT1

Purpose: **MAJOR VARIANCE**

- Three variances of the lot requirements and three variances of Section 63.110 of the Design Standard regulations for new construction in order to build a duplex on a vacant parcel. 1) A 9 foot sideyard setback is required, 5 foot is proposed, for a 4 foot sideyard setback on both the north and south property line. 2) A minimum lot size of 6,000 square feet is required, 5,280 is available for a variance of 720 square feet. 3) A lot width of 50 feet is required, 40 feet is proposed for a variance of 10 feet of lot width. 4) The proposed plan does not appear to delineate the primary entrance with specific design features as required by Section 63.110(a). 5) A primary entrance must have a direct pedestrian connection to the street and the applicant proposes the driveway to accommodate this requirement. 6) The design standards limit the width of a driveway in the front yard to no more than 12 feet at the property line, the applicant is proposing a width of 22 feet for a variance of 10 feet.

***Denied***

***6-0***

B. Applicant

- **Matthew J. Gauder**

**(#10-128676)**

Location

- 2354 Hillside Avenue

Zoning

- R3

Purpose: **MINOR VARIANCE**

- A side yard setback variance in order to construct a 9 foot by 3 foot addition to the west side of the

house. A 6 foot setback is required and a 3 foot-6 inch setback is proposed for a variance of 2 feet-6 inches.

**Approved**

**6-0**

- C. Applicant - **Afton Architects, LTD for RK Midway LLC** (#10-128883)  
Location - 1460 University Avenue West  
Zoning - B2; CC  
Purpose: MAJOR VARIANCE - A height variance in order to erect a free standing business sign for Midway Shopping Center intended to be read from the I-94 freeway. A height of 37.5 feet is allowed and a height of 60 feet is proposed, for a variance of 22.5 feet.  
**Continued 2 weeks until May 3, 2010**
- D. Applicant - **David R. McCormack** (#10-129322)  
Location - 408 Hazel Street North  
Zoning - R3  
Purpose: MINOR VARIANCE - A side yard setback variance in order to adjust the boundary between 408 and 412 Hazel Street to follow the existing fence. A side-yard setback of 6 feet is required and a setback of 5 feet is proposed for 412 N. Hazel, for a variance of 1 foot.  
**Approved w/cond.** **6-0**
- E. Applicant - **Charles D. Stuurop** (#10-129769)  
Location - 285 Goodhue Street  
Zoning - RT2; RC-4  
Purpose: MAJOR VARIANCE - Three variances in order to convert a single family dwelling into a duplex. 1) A 50 foot wide lot is required, 41 feet is proposed for a variance of 9 feet. 2) A 6000 square foot lot is required, 4,797 is proposed for a variance of 1,203 square feet. 3) Three off-street parking spaces are required, 2 are provided for a variance of 1 parking space.  
**Denied** **6-0**
- F. Applicant - **Robert C. Menssen** (#10-130255)  
Location - 1303 Minnehaha Avenue West  
Zoning - R4  
Purpose: MINOR VARINACE - A variance of the side yard setback in order to construct a new detached garage. A 3 foot side yard is required, 1.5 feet is proposed on the east property line for a variance of 1.5 feet.  
**Approved** **6-0**

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- G. Applicant - **Steve Snell/517 Selby LLC (#10-132324)**  
Location - 525 Selby Avenue  
Zoning - B2; HPL-Hill  
Purpose: MAJOR VARIANCE - A variance of the off-street parking requirements in order to convert designated parking spaces into an outdoor patio and to add a Class A Entertainment license. The proposed use requires 29 off-street parking spaces and 23 spaces are proposed, for a variance of 6 off-street parking spaces.  
**Approved w/cond. 6-0**
- H. Applicant - **Melissa King – Children’s Home Montessori (#10-131381)**  
Location - 1194 Randolph Avenue  
Zoning - B2  
Purpose: MAJOR VARIANCE - A variance of the off-street parking requirements in order to construct a 350 square foot addition in space previously used for a play area. One parking space per employee is required and there currently are 16 employees. Seven off- street parking spaces are available and the applicant is not proposing any additional spaces for a variance of 9 off-street parking spaces.  
**Approved 5-1**
- I. Applicant - **Brent Wulff – Wulff Acquisitions (#10-131414)**  
Location - 2030 Ford Parkway  
Zoning - B2; Sign- Highland  
Purpose: MAJOR VARIANCE - A variance of the off-street parking requirements in order to convert a retail space into a restaurant. Jimmy John's would like to expand but their current location on Ford Parkway does not have any additional space. The change from retail to restaurant requires 8 additional parking spaces and none are available, for a variance of 8 spaces.  
**Approved 6-0**

IV. ADJOURNMENT

Board of Zoning Appeal Members: Please call John Hardwick (266-9082) or Debbie Crippen (266-9144) if you are unable to attend the meeting.

**APPLICANT: You or your representative should attend this meeting to answer any questions the Board may have.**